



THE
A-TEAM

**RE/MAX
FIRST**

479 EVERGREEN Circle, Calgary T2Y0H2

MLS® #: **A2197023** Area: **Evergreen** Listing Date: **02/26/25** List Price: **\$887,500**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **5,425 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,394**
 Low Sqft:
 Ttl Sqft: **2,394**

DOM

-0
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Dog Run Fenced In,Front Yard,Landscaped,Lawn,Level,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Dog Run** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,No Smoking Home,See Remarks,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	17`0" x 14`0"	Dining Room	Main	9`10" x 11`11"
Kitchen	Main	10`2" x 11`11"	Pantry	Main	5`8" x 5`5"
Mud Room	Main	5`7" x 5`5"	2pc Bathroom	Main	4`11" x 5`5"
Living Room	Main	11`5" x 11`0"	Entrance	Main	5`0" x 9`0"
Balcony	Main	19`3" x 7`6"	Office	Main	4`10" x 6`11"
4pc Ensuite bath	Second	9`6" x 13`0"	Walk-In Closet	Second	10`4" x 7`8"
Bedroom - Primary	Second	12`11" x 15`2"	Laundry	Second	8`2" x 4`11"
Bedroom	Second	9`11" x 11`9"	Bedroom	Second	10`8" x 10`4"
Bedroom	Second	11`11" x 10`4"	Bonus Room	Second	18`7" x 11`1"
4pc Bathroom	Lower	4`11" x 10`8"	Bedroom	Lower	15`8" x 10`4"

Walk-In Closet
Family Room
Flex Space

Lower
Lower
Lower

4`4" x 7`3"
16`8" x 14`0"
11`6" x 6`4"

3pc Bathroom
Game Room

Lower
Lower

9`7" x 6`9"
7`9" x 10`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0711721

Remarks

Pub Rmks:

****OPEN HOUSE Sat March 2 1-4pm** Terrific Value in Evergreen Estates! Discover this stunning executive 6-bedroom family home with a fully developed walk-out basement in the desirable Evergreen Estates! This superb layout begins with a cozy front family room, which can also serve as a formal dining area. Down the hall, the space opens to a spacious family room with a gas fireplace, seamlessly connecting to a bright nook and a well-appointed kitchen featuring an eat-up bar, granite countertops, and stainless steel appliances. The main floor also includes a built-in workspace—perfect for remote work or kids' homework time. Upstairs, enjoy a sun-filled, south-facing bonus room along with four generously sized bedrooms. The primary suite boasts a large 4-piece ensuite and a huge walk-in closet, which conveniently connects to the upper-level laundry room via a smart cheater door. A second 4-piece bathroom completes this level. The walk-out basement is a true highlight, featuring high ceilings, a spacious family room with a bar, and two additional bedrooms. One bedroom is oversized with an expansive walk-in closet, perfect for extra storage, while the other is bright and currently used as a workspace. A beautifully finished 3-piece bathroom with a walk-in shower completes the lower level. Storage is abundant throughout the home, and the large, fully fenced backyard—with a dog run—is perfect for outdoor enjoyment. Situated on a quiet street within walking distance to schools, transit, and Fish Creek Park, this home is an exceptional opportunity in a prime location. A wonderful place to call home!**

Inclusions:
Property Listed By: **Freezer in garage, backyard shed, fridge ans microwave in basement
Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











